

## S U M M A R Y

**FILE NO.** 2159

**Thomas Guide Map No.** 507

**ENTITY** City of Redmond

**ACTION** Petition for Land Annexation

**TITLE** Mage Annexation

**Date Received:** 12/05/03

**Date Completed:** 01/14/04

**Date Distributed:** 01/14/04

**Date Filed:**

**Expiration 45 Days:** 02/28/04

**Board Meeting:** 02/12/04

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**NOTE TO READER:** In June, 2002, the City of Redmond submitted a Notice of Intention for Annexation by the Election Method for the Mage properties (File No. 2124). The Boundary Review Board reviewed that action in on June 13, 2002. An election took place in September 2002. The annexation was voted down at that time. The City of Redmond is now submitting a new application for annexation. The current application is modified from the previous application. The current application proposes an 18-acre annexation; the previous application proposed a 35-acre annexation.

<b>Location</b>	The annexation area is on the northern border of the City of Redmond. The southern boundary of the annexation area is generally formed by NE 120 <sup>th</sup> Street (if extended). The northern boundary of the annexation area is formed by NE 124 <sup>th</sup> Street. The western boundary of the Annexation is generally formed by 159 <sup>th</sup> Avenue NE (if extended). The eastern boundary of the Annexation area is formed primarily by 161 <sup>st</sup> Avenue NE (if extended) and by 162 <sup>nd</sup> Place NE and
<b>Land Area</b>	18.05 acres
<b>Land Use</b>	One single-family home; vacant land
<b>Population</b>	Approximately 1 person
<b>Assessed Valuation</b>	\$1,108,000
<b>County Comprehensive Plan Designation</b>	Northshore Planning Area - Residential Use
<b>County Zoning</b>	R-4 (single-family; four units per acre)
<b>City Comprehensive Plan</b>	Residential Use (Low Moderate Residential and Large Lot Residential):
<b>City Zoning</b>	Low Moderate Residential: R-4/R-6 (4-6 units per acre) Large Lot Residential: R-1 (1 unit per acre)
<b>District Comprehensive Plan</b>	Not applicable
<b>District Franchise</b>	Not applicable
<b>Urban Growth Area (UGA)</b>	The site is located within the Urban Growth Area as identified under the State Growth Management Act, King County Comprehensive Plan and City of Redmond Comprehensive Plan.

**SEPA Declaration**

The proposed annexation is exempt from SEPA pursuant to RCW 43.21C.222

**ENTITIES/AGENCIES NOTIFIED:**

**King County Council Member(s):** Kathy Lambert

**King County:** Clerk of Council, Department of Assessments, Fire Marshal, Health Division, State Department of Ecology, Puget Sound Regional Council, Municipality of Metropolitan Seattle (Metro)

**Cities:** Not applicable

**Fire Districts:** Redmond Fire District No. 34

**Water Districts:** Redmond Water District

**Sewer Districts:** Redmond Sewer District

**School District:** Lake Washington School District No. 414

## **SUMMARY (File No. 2159)**

The City of Redmond proposes the annexation of 18.05 acres, known as the Mage Annexation. The Mage Annexation site consists of lots generally located adjacent to the northern border of Redmond. The Annexation Area includes one single-family home and undeveloped property.

Property owners who proposed annexation are seeking to plat portions of their property in conjunction with contiguous property (under the same ownership) that already is located within the boundaries of the City of Redmond. Pursuant to RCW 35A.14, the proponents filed a petition for annexation to the City of Redmond in April 2003. Adjacent property owners requested inclusion in the annexation area. Property owners are reportedly seeking annexation in order to participate in the local government process, to have properties administered under City of Redmond regulations and to ensure that public services will be provided to residents.

The unincorporated area proposed for annexation at this time, is included in the "Annexation Element" of the City of Redmond Comprehensive Plan and is located within the Redmond Potential Annexation Area. The unincorporated area is included in the "Urban Growth Boundary" of the City of Redmond Comprehensive Plan.

The proposed annexation is consistent with the annexation criteria established in the approved Redmond Comprehensive Plan. For example:

A-44 Redmond should consider requests for annexation of properties within the Potential Annexation Area

A-46 Individual annexation areas should be part of logical, orderly growth for the city.

The Mage Annexation Area is a residential area that is single-family density in character. In accord with the Redmond Comprehensive Plan, the City proposes designating the area for low-density to low-moderate density single-family residential land use. The City proposes zoning allowing a maximum of 4-6 units per acre in low-moderate density areas and one unit per acre in low-density areas. Under City of Redmond policies and regulations, low scale residential units would be permitted subject to meeting standards for compatibility with the existing single-family character of the area.

The annexation (including the proposed land use designations and zoning designations) would be consistent with Redmond Comprehensive Plan policies for preserving sensitive areas. The City of Redmond is prepared to provide environmental review to the annexation area based upon local, regional and state regulations for protection of environmentally sensitive areas. Permits for new homes would be required to address sensitive areas on the site including steep slopes and streams that have been mapped by the City of Redmond.

The City of Redmond has planned for growth at urban densities and can provide urban services to the area. In anticipation of this annexation, the City has prepared service plans for its Potential Annexation Area. The city intends to provide water and sewer services to this area. Currently, homes are served by private wells and septic systems. Upon annexation, property owners will assume their share of the regular levy rates and any applicable special levy rate of the City of Redmond.

The City of Redmond will be the provider for fire and police services. Area residents would have access to schools, libraries and recreation facilities.

The City of Redmond reports that the proposed annexation conforms to the State Growth Management Act (RCW 36.70A.) and with the provisions and King County Comprehensive Plan/Countywide Planning Policies. For example, the application reportedly is consistent with RCW 36.70A.020 (1), encouraging development in urban areas where there are adequate public services. It is consistent with RCW 36.70A.020 (12), which calls for public services to support permitted development. Further, the Mage Annexation is reported to be consistent with provisions of the Growth Management Act (e.g., RCW 36.70A.210.3.b.) and King County policies that call for contiguous orderly growth.

Similarly, the proposed action would be consistent with the following King County Comprehensive Plan/Countywide Planning Policies:

- U-201: The County should work with jurisdictions to support annexations/focus growth within municipal boundaries
- FW-13: Cities are the appropriate providers of local urban services to Urban Areas.
- LU-31: The County should Identify urban development areas within the Urban Growth Area
- LU-32: The County should encourage cities to annex territory within their designated potential annexation area
- LU-33: Land within a city's potential annexation area shall be developed according to local and regional growth phasing plans
- CO-1: Jurisdictions shall identify and plan for providing a full range of urban services
- CO-3: Service provision shall be coordinated to protect and preserve rural and urban lands
- U-304: Jurisdictions shall provide for annexation of lands within the Urban Growth Area.

The proposed Mage Annexation is also reported by City of Redmond officials to be consistent with RCW 36.93.180 (Objectives of the Boundary Review Board). For example, the proposed annexation will reportedly:

- Preserve natural neighborhoods and communities by integrating the annexation area into the surrounding City and creating an opportunity for new development that is compatible with nearby land uses (Objective 1)
- Use physical boundaries (e.g., NE 120<sup>th</sup> Street) as a basis for annexation boundaries, thereby integrating the annexation site into the surrounding City of Redmond (Objective 2) and creating reasonable boundaries which support/enhance provision of services (Objectives 3 and 4).
- Annex lands that are urban in character. Although, the Mage Annexation Area is not currently urban in character, the land has been designated as Urban Area in the King County Comprehensive Plan to permit future urban densities. (Objective 8).

City of Redmond representatives report that the Mage Annexation is not expected to have a significant impact on cost and adequacy of services, finances, debt structure or rights of other governmental units.

December 15, 2003

Diana Broadie  
City of Redmond  
Department of Planning and Community Development  
15670 NE 85<sup>th</sup> Street  
Redmond, Washington 98073

Subject: Mage Annexation Notice of Intention (BRB File No. 2159)

Dear Ms. Broadie:

We are in receipt of your letter of December 10, 2003 requesting that the Boundary Review Board place the Mage Annexation Notice of Intention on hold, pending correction of the Redmond City Council Resolution concerning this action.

The Board can maintain this file on hold through January 15, 2004. If we receive the Redmond City Council Resolution by this due date, the Board will then reopen the existing file. The required 45-day review period will begin on the first business day following receipt of the Resolution.

Regrettably, if the Board does not receive the corrected Resolution by January 15, 2004, we will be required to officially close the file. In that case, the Board will be pleased to receive and process a new Notice of Intention upon receipt of a complete application packet.

If you have questions or would like additional information, please contact me at 206-296-6801.

Sincerely,

Lenora Blauman  
Executive Secretary